

Comments of Thomas J. Kostosky
Draft 2008 QAP Public Hearing
September 28, 2007
Gaylord, Michigan

To the MSHDA Board:

Hello, my name is Tom Kostosky. I'm a developer of affordable housing and have been active in Michigan and other states of over 15 years.

I have previously made comments at the Lansing and Detroit public hearings and at the MSHDA Board Meeting in Lansing on September 26.

I would like to begin my comments by saying that now we are at the third and final public hearing on the Draft 2008 QAP, and this process has been an excellent example of the democratic process in action. This is a process we value in our society, where people can voice any and all arguments and at the end of the day come to a consensus for action.

My compliments to the MSHDA Board for allowing different voices to be heard, and different facets of the complex issue of affordable housing to be examined. I look forward to making further comments at the Board Meeting in October.

Michigan is changing and evolving. The Draft 2008 QAP projects a vision that reflects the change and evolution of Michigan's economy, demographics, population and it's changing needs for affordable housing.

The Draft 2008 QAP projects the vision, but needs refinement in its implementation.

In order to further the implementation of the QAP, I am proposing what I call the

FIVE for ONE PLAN.

ONE Goal: create a user-friendly blueprint for implementing the QAP.

I call on MSHDA to do the following take the following FIVE actions:

- 1) Create a master plan for affordable housing
- 2) Create financial models for the implementation of the plan
- 3) Create or obtain, and make available to all sponsors, funding sources beyond Federal Tax Credits and Tax Exempt Bonds
- 4) Act as a uniter, to pair up housing developers, both non-profit and for-profit, with supportive service providers
- 5) Monitor the effectiveness of the plan, with annual review and adjustment if necessary by the MSHDA Board.

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Further I offer to sit on a short-term implementation task force, composed of ONE selected representative of each of the FIVE following areas of affordable housing with oversight by MSHDA staff:

- 1) non-profit development community
- 2) for-profit development community
- 3) service provider community
- 4) debt provider community
- 5) equity provider community

The FIVE for ONE implementation task force would convene immediately, and have an Implementation Plan to the MSHDA Board in FIVE weeks for the Boards review and approval. This would still provide time for the QAP to be implemented in the already proposed timeframe.

In summary, by continuing to work together I believe a workable plan for the implementation of the vision of the QAP will result in harmony and broad based support for the Plan.

Thank you.

Tom Kostosky